STAGS



8 St. Michaels View

8, St. Michaels View, Shebbear, Beaworthy, EX21 5RS







Holsworthy - 9.2 miles Barnstaple - 21 miles Bude - 18 miles

A spacious three bedroom detached family home occupying a generous plot with established, well enclosed gardens, ample parking and countryside views and is offered with no onward chain.

- Detached Three Bedroom Family Home
- Generous Enclosed Garden
- Conservatory
- Spacious Kitchen
- Master Bedroom With Ensuite
- Garage/Store, Off Street Parking
- No Onward Chain
- Living Room With Stunning Open Fire
- Freehold
- Torridge D.C - Council Tax band C

Guide Price £335,000

SITUATION

The property is situated within the highly regarded village of Shebbear, a thriving North Devon community centred around its historic square and renowned for its strong sense of community. Village amenities include a well-regarded primary school, village shop and post office, public house, places of worship, community facilities and a variety of local clubs and activities as well as the well regarded private Shebbear College.
The market town of Holsworthy lies approximately 9 miles to the west and offers a wider range of everyday amenities including supermarkets, independent shops, schools, leisure facilities and a Waitrose supermarket. The port town of Bideford and the regional centre of Barnstaple are both within comfortable driving distance, with Barnstaple providing access to the North Devon Link Road (A361), offering convenient links to the M5 motorway and beyond. The popular coastal resort of Bude, together with the dramatic North Devon and North Cornwall coastlines, are also readily accessible, providing an excellent choice of sandy beaches, coastal walks and water sports opportunities.

DESCRIPTION

Occupying a pleasant position within this popular residential development, the property offers well-balanced and versatile accommodation ideally suited to family occupation. The house benefits from uPVC double glazing throughout (with the exception of a small landing window) and oil-fired central heating and enjoys attractive views from the main bedroom over its mature rear gardens and the surrounding countryside beyond. A particular feature of the property is the generous and well-enclosed rear garden, creating a safe and enjoyable environment for both children and pets. Offered to the market with no onward chain, the property presents an excellent opportunity for purchasers seeking a comfortable family home within a desirable village setting.

ACCOMMODATION

The accommodation is approached via an entrance porch which opens into a welcoming hallway with useful storage. The principal reception room is a spacious living/dining room, providing ample space for both seating and dining furniture. A feature open fireplace forms an attractive focal point, whilst doors lead through to the conservatory, enjoying delightful views across the rear garden and providing an ideal additional reception space. The kitchen is fitted with a range of matching wall and base units incorporating work surfaces, built in appliances, a ceramic sink with a mixer tap and storage. Adjoining the kitchen is a particularly useful utility room providing additional practical space for laundry and household appliances. To the first floor, the principal bedroom enjoys attractive views over neighbouring fields and benefits from a range of built-in wardrobes together with an en suite comprising a shower and wash hand basin (no w/c). There are two further bedrooms, both incorporating built-in storage, and a family bathroom serving the remaining accommodation.

OUTSIDE

To the front of the property, a driveway provides off-road parking for two vehicles and access to the attached garage. The garage can only be utilised for storage and houses the oil-fired boiler serving the central heating system.
The rear garden is a notable feature of the property, being generously proportioned, well enclosed and thoughtfully landscaped. Predominantly laid to lawn, the garden is interspersed with a variety of mature trees and established planting including cherry and apple trees, a grape vine, Camellias, Honeysuckle, Himalayan Honeysuckle, Roses and a colourful selection of flowering shrubs and perennials, creating interest throughout the seasons. Immediately adjoining the rear of the property is a decked seating area, ideal for outdoor dining and entertaining, whilst a substantial and well-constructed children's play area provides an excellent family-friendly addition. The gardens offer a high degree of privacy and represent a wonderful space to enjoy the outdoors. There is a estate footpath at the side of the property, which leads down to a communal garden area and then on into the village, for ease of walking access to the centre of the village.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband availability: Superfast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

Drive into the village, passing the private College on the right hand side, and then pass the primary school on the left and then turn left into Barn Close, which in turn leads into St Michaels View. The property is located on the right hand side marked with Stags for sale board.

What3words - ///windmill.rezoning.shelving







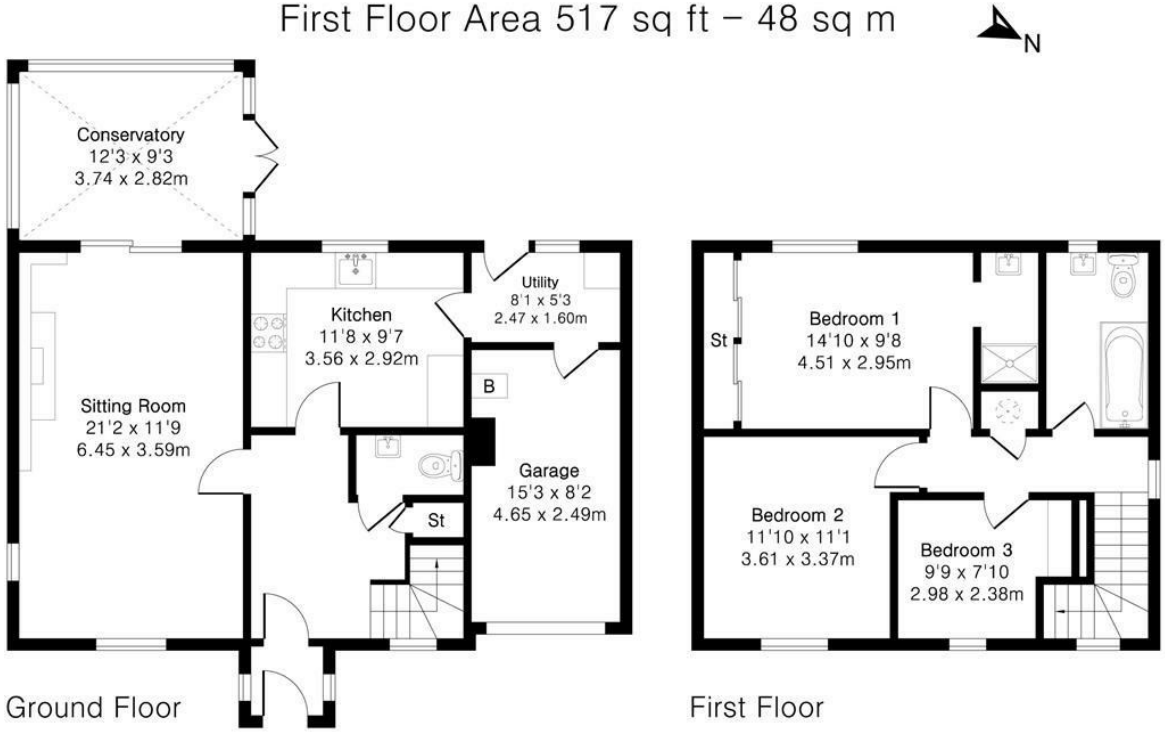




Approximate Gross Internal Area 1347 sq ft - 125 sq m (Including Garage)

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 517 sq ft – 48 sq m



"For Identification only – Not to scale"

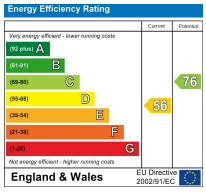
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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